

1 BILL NO. R-87-01- 05

2 DECLARATORY RESOLUTION NO. R-02-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3011 Independence
Drive, Fort Wayne, Indiana 46808.
(Avery International Corporation,
Petitioner.)

7 WHEREAS, Petitioner has duly filed its petition dated
8 December 19, 1986, to have the following described property
9 designated and declared an "Economic Revitalization Area" under
10 Division 6, Article II, Chapter 2 of the Municipal Code of the
11 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
12 12.1, to-wit:

13 Part of Section 28, Township
14 31 North, Range 12 East, Allen
15 County, Indiana, more particu-
16 larly described as follows:

17 Beginning at the Southeast corner
18 of the West Half of the Southeast
19 Quarter of Section 28, Township
20 31 North, Range 12 East, Allen
21 County, Indiana; thence West
22 along the South line of the West
23 Half of the Southeast Quarter
24 of Section 28-31-12, and the
25 South line of the East Half of
26 the Southwest Quarter of Section
27 28-31-12, a distance of 1475.0
28 feet; thence North with a deflection
29 angle to the right of 89 degrees
30 54 minutes 20 seconds and parallel
31 to the East line of the West
32 Half of the Southeast Quarter
of Section 28-31-12, a distance
of 701.45 feet; thence East with
a deflection angle to the right
of 89 degrees 45 minutes 20 seconds
and parallel to the South line
of Centennial Industrial Park
Section III, as recorded in the
plat thereof in the Office of
the Recorder of Allen County,
Indiana, a distance of 155.0
feet; thence North with a deflection
angle to the left of 89 degrees
45 minutes 20 seconds and parallel
to the East line of the West
Half of the Southeast Quarter
of Section 28-31-12, a distance
of 392.80 feet to the point of
beginning; thence continuing

2 North along aforementioned line
3 a distance of 277.20 feet to
4 a point on the South line of
5 said Centennial Industrial Park,
6 Section III; thence East with
7 a deflection angle to the right
8 of 89 degrees 45 minutes 20 seconds
9 along the South line of Centennial
10 Industrial Park, Section III,
11 a distance of 880.0 feet; thence
12 South with a deflection angle
13 to the right of 90 degrees 14
14 minutes 40 seconds parallel to
15 the East line of the West Half
16 of the Southeast Quarter of Section
17 28-31-12, a distance of 277.20
18 feet, thence West with a deflection
19 angle to the right of 89 degrees
20 45 minutes 20 seconds parallel
21 to the North line of Centennial
22 Industrial Park, Section III,
23 a distance of 880.0 feet to the
24 point of beginning, containing
25 5.60 acres.
26 said property more commonly known as 3011 Independence Drive,
27 Fort Wayne, Indiana 46808;

28 WHEREAS, it appears that said petition should be pro-
29 cessed to final determination in accordance with the provisions
30 of said Division 6.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
32 OF THE CITY OF FORT WAYNE, INDIANA:

33 SECTION 1. That, subject to the requirements of Section
34 4, below, the property hereinabove described is hereby designated
35 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
36 12.1. Said designation shall begin upon the effective date of
37 the Confirming Resolution referred to in Section 3 of this Resolu-
38 tion and shall continue for three (3) years thereafter. Said desig-
39 nation shall terminate at the end of that three-year period.

40 SECTION 2. That upon adoption of this Resolution:

- 41 (a) Said Resolution shall be filed with the Allen
42 County Assessor;
43 (b) Said Resolution shall be referred to the Committee
44 on Finance and shall also be referred to the De-

2 partment of Economic Development requesting a re-
3 commendation from said department concerning the
4 advisability of designating the above designated
5 area an "Economic Revitalization Area";

- 6 (c) Common Council shall publish notice in accordance
7 with I.C. 5-3-1 of the adoption and substance of
8 this Resolution and setting this designation as an
9 "Economic Revitalization Area" for public hearing;
10 (d) If this Resolution involves an area that has al-
11 ready been designated an allocation area under
12 I.C. 36-7-14-39, then the Resolution shall be re-
13 ferred to the Fort Wayne Redevelopment Commission
14 and said designation as an "Economic Revitalization
15 Area" shall not be finally approved unless said
16 Commission adopts a resolution approving the peti-
17 tion.

18 SECTION 3. That, said designation of the hereinabove
19 described property as an "Economic Revitalization Area" shall
20 only apply to a deduction of the assessed value of both real
21 estate and personal property for new manufacturing equipment.

22 SECTION 4. That this Resolution shall be subject to
23 being confirmed, modified and confirmed or rescinded after public
24 hearing and receipt by Common Council of the above described re-
25 commendations and resolution, if applicable.

26 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
27 hereby determined that the deduction from the assessed value of
28 the real property shall be for a period of ten (10) years.

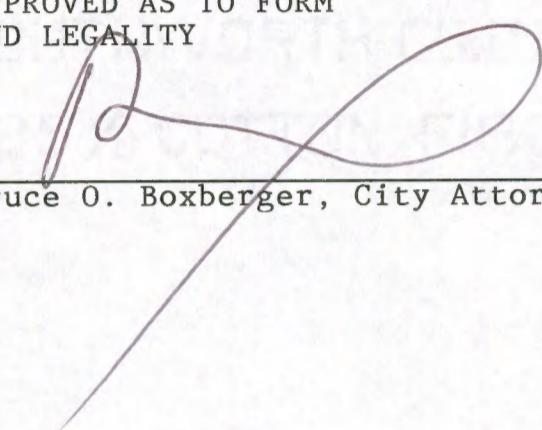
29 SECTION 6. That this Resolution shall be in full force
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1 Page Four

2 and effect from and after its passage and any and all necessary
3 approval by the Mayor.

4 
5 Councilmember

6 APPROVED AS TO FORM
7 AND LEGALITY

8 
9 Bruce O. Boxberger, City Attorney

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Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by _____, seconded by _____, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>8</u>	—	—	<u>1</u>	—
<u>BRADBURY</u>	<u>✓</u>	—	—	—	—
<u>BURNS</u>	<u>✓</u>	—	—	—	—
<u>EISBART</u>	<u>✓</u>	—	—	—	—
<u>GiaQUINTA</u>	<u>✓</u>	—	—	—	—
<u>HENRY</u>	<u>✓</u>	—	—	—	—
<u>REDD</u>	<u>✓</u>	—	—	—	—
<u>SCHMIDT</u>	—	—	—	<u>✓</u>	—
<u>STIER</u>	<u>✓</u>	—	—	—	—
<u>TALARICO</u>	<u>✓</u>	—	—	—	—

DATE: 1-13-87

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-02-87 on the 13th day of January, 1987.

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of January, 1987, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of January, 1987, at the hour of 10th o'clock A.M., E.S.T.

WIN MOSES, JR.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED
DEC 19 1986
ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: AVERY INTERNATIONAL CORPORATION

Address of Applicant's Principle Place of Business:

150 N. Orange Grove Blvd

Pasadena, CA 91003

Phone Number of Applicant: (216) 354-7900 ext. 7115

Street Address of Property Seeking Designation:

3011 Independence Drive

Fort Wayne, Indiana 46808

S.I.C. Code of Substantial User of Property: 2641

B. PROJECT SUMMARY INFORMATION:

	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	<u> </u>
Is the project site within a platted industrial park?	<u>X</u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u> </u>
Will the project have ready access to City Sewer?	<u>X</u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M2

What is the nature of the business to be conducted at the project site?

Manufacture pressure sensitive adhesive materials

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

95,000 square foot manufacturing and 10,200 square foot office building

What is the condition of structure(s) listed above? Good

Current assessed value of Real Estate:

Land	<u>\$57,700</u>
Improvements	<u>\$450,000</u>
Total	<u>\$508,500</u>

What was amount of Total Property Taxes owed during the immediate past year? \$2589.32 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

Plant expansion of 40,500 square feet with an additional 15,000 square feet of parking lot.

Cost of Improvements: \$ 1,650,000.00

Development Time Frame:

When will physical aspects of improvements begin? Early 1987

When is completion expected? Late 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$404,010

What was amount of Personal Property Taxes owed during the immediate past year? 31,521.58 for year 1985.
Give a brief description of new manufacturing equipment to be installed at the project site.

Additional equipment for manufacture of pressure sensitive adhesive materials.

Cost of New Manufacturing Equipment? \$ 7,000,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? Late 1987

When is installation expected to be completed? Early 1990
M10 1988

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 105

How many permanent jobs will be created as a result of this project?
30

Anticipated time frame for reaching employment level stated above?
1988

What is the nature of those jobs?

Production, material handling, maintenance, technical and accounting and clerical.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Due to local economy Phase 2 of Centennial Park has not been developed and inducements are necessary to cause development.

In what Township is project site located? Washington

In what Taxing District is project site located? Fort Wayne, Washington

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Ken Papp - Mgr. International Accounting 357-5469
Jennings Lambeth - Plant Mgr. 216/354-7900 ext. 7115

Jennings Lambeth - Plant Mgr. 219/484-0321

→ Scott Miller - Plant Accounting Mgr. 219/484-0321

Phone Number of Contact Person (____)

Copies to ROB MATT

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Jennings C. Lambeth
Signature of Applicant

_____ Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property See Exhibit A & B.
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

EXHIBIT "A"

Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana,
more particularly described as follows:

Beginning at the Southeast corner of the West Half of the Southeast Quarter
of Section 28, Township 31 North, Range 12 East, Allen County, Indiana;
thence West along the South line of the West Half of the Southeast Quarter
of Section 28-31-12, and the South line of the East Half of the Southwest
Quarter of Section 28-31-12, a distance of 1475.0 feet; thence North with
a deflection angle to the right of 89 degrees 54 minutes 20 seconds and
parallel to the East line of the West Half of the Southeast Quarter of
Section 28-31-12, a distance of 701.45 feet; thence East with a deflection
angle to the right of 89 degrees 45 minutes 20 seconds and parallel to the
South line of Centennial Industrial Park Section III, as recorded in the plat
thereof in the Office of the Recorder of Allen County, Indiana, a distance of
155.0 feet; thence North with a deflection angle to the left of 89 degrees
45 minutes 20 seconds and parallel to the East line of the West Half of
the Southeast Quarter of Section 28-31-12, a distance of 392.80 feet to
the point of beginning; thence continuing North along aforementioned line
a distance of 277.20 feet to a point on the South line of said Centennial
Industrial Park, Section III; thence East with a deflection angle to the
right of 89 degrees 45 minutes 20 seconds along the South line of Centennial
Industrial Park, Section III, a distance of 880.0 feet; thence South with a
deflection angle to the right of 90 degrees 14 minutes 40 seconds parallel
to the East line of the West Half of the Southeast Quarter of Section
28-31-12, a distance of 277.20 feet, thence West with a deflection angle
to the right of 89 degrees 45 minutes 20 seconds parallel to the North
line of Centennial Industrial Park, Section III, a distance of 880.0 feet
to the point of beginning, containing 5.60 acres.

EXHIBIT "B"

Plan of Construction:

1. February 1987 - Begin Construction
2. Late 1987 - End Building Construction
3. Mid 1987 - Begin Equipment Installation
4. Mid 1988 - End Equipment Installation - Begin Start-Up
5. Late 1988 - Full Production

Admn. Appr. _____

DIGEST SHEET

B-87-01-05

TITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3011 Independence Drive, Fort Wayne, Indiana 46808. (Avery International Corporation, Petitioner).

EFFECT OF PASSAGE Plant expansion of 40,500 square feet with an additional 15,000 square feet of parking lot. Additional equipment for manufacture of pressure sensitive adhesive materials will be added.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$8,650,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-01-05

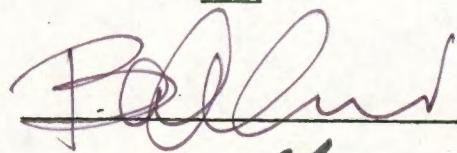
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 3011 Independence Drive, Fort Wayne, Indiana 46808
(Avery International Corporation, Petitioner)

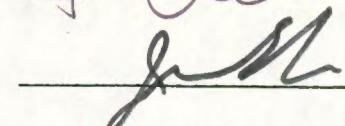
HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

YES

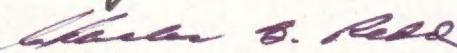
NO



BEN A. EISBART
CHAIRMAN



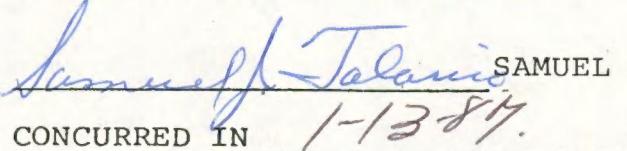
JAMES S. STIER
VICE CHAIRMAN



CHARLES B. REDD



DONALD J. SCHMIDT


CONCURRED IN 1-13-87

SAMUEL J. TALARICO

SANDRA E. KENNEDY
CITY CLERK